In re: PETITION FOR ZONING ** BEFORE THE VARIANCE V S/S Baltimore National Pike, * ZONING COMMISSIONER 1100 'S.W. Geipe Rd. 6427 Baltimore National Pike * OF 1st Election District -1st Councilmatic District BALTIMORE COUNTY Patapsco Realty, Inc., Petitioner * Case #: 89-348-A FINDINGS OF FACTS AND CONCLUSIONS This case comes before the Zoning Commissioner by the Petitioner, Patapsco Realty, Inc., who requests a variance from Section 238.2 of the Baltimore County Zoning Regulations in regard to the setback dimensions from the property line of 4 feet instead of 30 feet for a new warehouse building in this BR zone. L. Randolf Curlett and Stephen J. Bamberger, a civil engineer, appeared on behalf of the Petitioner who were represented by John V. Murphy, Esquire. No one appeared in

Testimony indicated that the owner, Patapsco Realty, Inc. proposes to build a new warehouse behind the Petitioner's commercial uses fronting on Baltimore National Pike. However, the 30 foot setback requirement was a significant problem because of the narrow width of the lot (150 feet). This prevented development of a reasonable warehouse if there was to be adequate truck turning distance to the loading dock and access to the remainder of the property to the south. Consequently, Petitioner

PETITION FOR ZONING VAP ANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

opposition to the variance.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.2 To allow a side yard setback of 4 ft. in lieu of the required 30 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) See letter attached.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): PATAPSCO REALTY TOUS W20 Contract Purchaser: (Type or Print Name) Kandy Pulet Pro. Levis R. Curlett Jr. (Type or Print Name)

JOHN V. MURPHY 6427 Baltimore National Pike PRIOR Baltimore, MD 21228 City and State 11 14 MAROLLING Rd Name, address and phone number of legal owner, con-

tract purchaser or representative to be contacted BALTO MD 41228 City and State Altorney's Telephone No.: 1744 4967

requested a variance to 4 feet instead of the 30 foot setback requirement along the eastern boundary of the property as shown on Petitioner's Exhibit #1.

The Petitioner testified to the need for the new warehouse to support the commercial stores on Baltimore National Pike and that the adjoining properties were all zoned and used for business and had enjoyed simi' :rly setback variances.

The evidence showed that the owner could not reasonably use the property as planned without the variance, add the variance would not adversely affect the neighborhood, or the general health, safety and welfare of the community. The evidence further showed that denying the variance would impose an undue hardship on the owner and pose such practical difficulties as to unduly restrict reasonable use of the premises.

Section 307.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) states that the Baltimore County Zoning Commissioner and/or Deputy Zoning Commissioner shall have the power to create variances from an area regulation where strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22 mol day of March, 1989 that the

Petition for Zoning Variance to permit a setback of 4 feet in lieu of the required 30 feet from the eastern property line, in accordance with the Petitioner's Exhibit #1, be and is hereby granted.

Baltimore County Zoning Commissione Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines Zoning Commissioner



John V. Murphy, Esquire 14 North Rolling Road Catonsville, Maryland 21228

RE: Petition for Zoning Variance Case No. 89-348 A Patapsco Realty, Inc.

Dear Mr. Murphy:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

La the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

> J. Robert Haines Zoning Commissioner

cc: Peoples Counsel

#137

TRACY, SCHULTE & ASSOCIATES INC. planning • architecture • engineering • surveying

8480 Baltimore National Pike • Suite 418 • Ellicott City, Maryland 21043 • (301) 465-6105

August 8, 1988

Mr. P. David Fields Baltimore County Office of Planning & Zoning Room 107, County Office Building Towson, Maryland 21204

Re: Patapsco Realty Site Saumenig Warehouse Expansion

Dear Mr. Fields:

The referenced lot is relatively narrow, approximately 150'+ and with the current 30' side setback requirement, the proposed building would not be able to provide adequate truck access. Therefore, we are hereby requesting a variance to Section 238.2 of the Baltimore County Zoning regulations, to provide a 4' side setback, which would allow the proposed building to conform with existing building locations on the site and provide adequate loading and bypass areas.

If you have any questions or require additional information, please notify us. Very truly yours,

Stephen J. Bamberger Project Engineer

Enclosure

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

> Mr. Randy Curlett Patapsc Realty, Inc.

6427 Baltimore National Pike Baltimore, Maryland 21228



RE: Petition for a Zoning Variance Item #137 6427 Baltimore National Pike 1st Election District

Dear Mr. Curlett:

I am in receipt of 10 copies of revised plans from Tracy, Schulte & Associates , Inc. (transmittal date 12/7/86). Upon reviewing the plans I ted a discrepancy in parking spaces provided. Under Parking Tabulations the provided number is 89. However, the total when adding existing spaces (40, 12, 8, 5, 16 & 9 highlighted in yellow on one attached plan) is 90. When viewing the existing parking (16 spaces and 9 spaces) I am not clear where they are located. Are they to be inside "Proposed Warehouse E"? Please clarify. Additionally, per my letter of October 28th and accompanying regulations show parking space dimensions both typical 8-1/2' x 18' and group, i.e. for 40 spaces area = 18' x 340'. Are all parking areas striped? Is there any existing screening (fence or plantings) around existing parking areas? If so show on plan.

If you have any questions, please do not hesitate to call me at

John J. Sullivan, Jr. Planning & Zoning Assoc. III

John V. Murphy, Esquire 14 North Rolling Road Baltimore, Maryland 21228

89-348A ZONING COMMISSIONER - WITNESS FORM

STRPHEN J. BAMBERGER 6047 YORKSHIRE DRIVE BALTIMORE, MARYLAND 21212 (301) 532-7417 Desire a challenging position as a project engineer with progressive land development engineering firm primarily involved in commercial and residential subdivisions. Prefer a firm OBJECTIVE: offering opportunity to use CADD and computer skills. Bachelor Science Civil Engineering-1983. EDUCATION: West Virginia University, Morgantown, West Virginia. Graduate courses at Johns Hopkins University dealing with environmental sanitation and solid waste management. Completed advanced series seminars in Soil Conservation Service TR-55, for stormwater hydrology analysis. Tracy, Schulte and Associates, Inc. 1984-present.
Project engineer with responsibilities in managing
all aspects of land development for commercial and WORK EXPERIENCE: residential subdivisions. In charge of computer management and software training. Certified in D.C.A. civil engineering software for RELATED SKILLS: land development design. Computer software experience with wide range of land development and CADD software including. AUTOCAD COGOPC PLUS D.C.A. TR-20 American Society of Civil Engineers MEMBERSHIP: The Engineering Society of Baltimore

CERTIFICATE OF PUBLICATION NOTICE OF HEARING TOWSON, MD., February 10, 19.87 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Petition for sonting Variance
Case number: 89-348-A
SS Beltimore National Pik
1100' SW Getpe Read
6427 Beltimore National Pik
1st Election District
1st Councilmanic February 9, 19.89. THE JEFFERSONIAN, Variance: to allow a side yard setback of 4 ft. in lieu of the required 30 feet.

In the event that this Petition is 5. Zahe Olan granted, a building permit may be issued within the thiny (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the PO 0%36 date of the hearing set above or presented at the hearing. reg M2536 J. ROBERT HAINE ca 89-348-1 price \$61.27

> CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 89-348-A

Petitioner: Patapoco Realty INC

Location of property: S.S. of Balturer Malinoe Pike, 1100 S.W. of Jeige Rose (6427 Baltoner Bational Pila)
Location of Signs: Con front of 6427 Baltoner pational
Pila 1

PETITICAER'S EXHIBIT 2

JOHN V. MURPHY

RICHARD DI SALVO

Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204

Patapsco Realty, Inc.

6427 Baltimore National Pike Baltimore, Maryland 21228

Petition for Zoning Variance CASE NUMBER: 89-348-A 55 Baltimore National Pike, 1100' SW Geipe Road 6427 Baltimore National Pike 1st Election District - 1st Councilmanic Petitioner(s): Patapsco Realty, Inc. HEARING SCHEDULED: TUESDAY, FEBRUARY 28, 1989 at 9:00 a.m.

Please be advised that 76.27 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Date: 2 14 89

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Room 111, Towson, Maryland 21204 fifteen (15) minutes before begin.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION bost set(s), there MISCELLANEOUS CASH RECEIPT leach set not Patapaco Realty, Corp. 8 029 1627: a & CZef

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

January 23, 1989

NOTICE OF HEARING

Dennis F. Rasmussen

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance CASE NUMBER: 89-348-A SS Baltimore National Pike, 1100' SW Geipe Road 6427 Baltimore National Pike 1st Election District - 1st Councilmanic Petitioner(s): Patapsco Realty, Inc. HEARING SCHEDULED: TUESDAY, FEBRUARY 28, 1989 at 9:00 a.m.

Variance to allow a side yard setback of 4 ft. in lieu of the required 30 feet.

Available upon request

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing. Polost Haines

J. ROBERT HAINES Zoning Commissioner of Baltimore County

cc: Patapsco Realty, Inc. John V. Murphy, Esq.

LAW OFFICES OF JOHN V. MURPHY, ESQUIRE

☐ 16 EAST LOMBARD STREET

BALTIMORE, MD. 21202

IN REPLY REFER TO: ☐ 32 LIGHT STREET SECOND FLOOR BALTIMORE, MD. 21202 (301) 576-0006

14 NORTH ROLLING ROAD CATONSVILLE, MD. 21228 (301) 744-4967

#137

(301) 837-0215 October 20, 1988

Baltimore County Zoning Commissioner Office of Plainning & Zoning Towson, Md. 21204

ATTEN: John Sullivan, Jr. Planning & Zoning Assoc. III

Re: Petition for Zoning Variance Item 137 6427 Baltimore National Pike

1st Election District

Dear Mr. Sullivan:

Per your request, please find attached the executed "Important Notice" in reference to the above matter. Thank you.

> Very truly yours: John V. Murphy

JVM/pam Enclosures

P.S. The phone number that you gave me with the note attached to the above does not seem to be a good number, no one answers it. Is there another number where I can reach you?

PATUXENT 0750 Little Patuxent Pkwy

public hearing on the property identified herein in Room 106 of the County Office Building, lo-cated at 111 W. Chesapeake Av-unus in Toward, Maryland 21204 Petition for Zoning Variance Case number: 89-348-A SS Beltimore National Pike 1100' SW Geipe Road 6427 Beltimore National Pike 1st Election District 1st Councilmanic Potitions(s): THIS IS TO CERTIFY, that the annexed advertisement of

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a

was inserted in the following: Variance: to allow a side yard setback of 4 ft. in lieu of the re-quired 30 feet. In the event that this Petition is ☐ Booster Weekly ☐ Owings Mills Flier☐ Towson Flier Arbutus Times In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the huaring set above or presented at the hearing. Reporter Weekly

weekly newspapers published in Baltimore County, Maryland once a week for_____ _successive weeks before the____day of____ say, the same was inserted in the issues of

J. February 9,1989

PO 09636 reg M2536 ca 89-348-A price \$61.27

City and County Form.

This Mortgage, Made this 20th day of September , in the year one thousand, nine hundred and sixty-three ---, between PATAPSCO REALTY CORPORATION, a body corporate, duly incorporated under the Laws of the State of Maryland, and Lawis R. Curlett, JR. and Vera H. Curlett, his wife, and Joseph F. SCHREIBER and EVELYN MAE SCHREIBER, his wife, and Joseph F. of Baltimore County ----, in the State of Maryland, Mortgagor, and the

THE CARROLLTON BANK OF BALTIMORE, a body corporate, duly incorporated under the Laws of Maryland, Mortgagee.

WHEREAS, said Mortgagor, has received therefrom an advance of ONE HUNDRED FFFTY-ONE receipt of which is hereby acknowledged by the Mortgagor, being part of the purchase money for the property x

AND WHEREAS, said Mortgagor has agreed to repay the said sum so advanced in installments, with

puted by the calendar month, and the said installment payments may be applied by the Mortgages in the following order: (1) to the payment of interest; and (2) towards the payment of the aforesaid principal sum.

The due execution of this mortgage having been a condition precedent to the granting of said advance.

NOW, THEREFORE, THIS MOREGAGE WITNESSETH, that in consideration of the premises, and of the sum of one dollar, the said Mortgagor does grant, convey and assign unto the said Mortgage, its successors and assigns, all that -----lot(s) of ground situate and lying in Baltimore County ----- in said State, and described as follows: BEGINNING for the same at an iron pipe situate in the southerly line of

The Baltimore National Pike 150 feet wide as laid out by The State Roads Commission of Maryland, said beginning being the second or south 64 degrees; 6 minutes 30 seconds east 1016 foot line of the first part of that parcel of land described in a Deed from Elizabeth S: Gerlach to Henry O. Wessell, et al., recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1334, folio 9, said beginning being south 64 degrees 46 minutes 30 seconds east 100 feet from the beginning of said second line thence binding on part of said second line and the southerly line of The Baltimore National Pike. sbuth 64 degrees 46 minutes 30 seconds east 150.06 reet to an iron pipe,

thence for a new line of division now made (1952) and crossing two parcels thence for a new line of division now made (19)2) and crossing the particles of land of the aforesaid conveyance from Gerlach to Westell south 27 decrees 51 minutes west 962.5 feet to an iron pipe and intersecting the fourth or orth 64 degrees 6 minutes west 739 feet line of second parcel of land of oresaid conveyance, thence binding on part of fourth line north 64 degrees.

Premium.

AND IT B. AGREED AND UNDERSTOOD that until default is made, the said Mortgagor, his heirs personial representatives and assigns, may retain possession of the hereby mortgaged property.

AND the said Mortgagor, in accordance with the provisions of Article LXY1 of the Code of Public General Laws of the State of Maryland, The Maryland Rules of Procedure, or of any other General or Local Laws of the State of Maryland relating to mortgages, including any amendments, supplements, or additions thereto, of the State of Maryland relating to mortgages, including any amendments, supplements, or additions thereto, of the State of Maryland relating to mortgage, is locally any amendments, supplements, or additions thereto, of the State of Maryland relating to mortgage, is locally any amendments, supplements, or additions thereto, of the State of Maryland relating to mortgage, is successors or assigns or William C. Rogers or ty at any time after the recording of this mortgage, as herein provided; and the said Mortgagor does hereformed in any to the said Mortgage, its successors or assigns or William C. Rogers of the said thortgage, its successors or assigns or William C. Rogers of the said thortgage, its successors or assigns or William C. Rogers of the save power of sale, the property as a whole may be sold, and it shall not be the duty of the party selling the above power of sale, the property as a whole may be sold, and it shall not be the duty of the party selling not to sell the same in parts or in lots, but such party may do so, and the sale in some newspaper published in the less than twenty days notice of the time, place, manner and terms of sale in some newspaper published in the county or city in which the land, or some portion thereof, is situate; and the party selling may also give such control or sale in may be all cash upon ratification of the sale, or such other terms as the party selling may accent expenses that follows first to the payment of all expenses incident to said sale, including a counsel f AND IT B AGREED AND UNDERSTOOD that until default is made, the said Mortgagor, his

applicable to all genders.

The said Mortgagor covenants that he will warrant specially the property hereby conveyed, and that he will execute such further assurances as may be requisite.

WITNESS the taxad wand state was the signature of Lewis R. Curlett, Jr.

CORPORATION, and the signature of Lewis R. Curlett, Jr.

Couly authorized and attested. PATAPSCO REALTY CORPORATION LEWIS R. CURLETT, Jr. President

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 17, 1989

I UNITY OFFICE BLDG. John V. Murphy, Esquire 14 N. Rolling Road Baltimore, MD 21228

RE: Item No. 137, Case No. 89-348-A Petitioner: Randy Curlett Petition for Zoning Variance

Dear Mr. Murphy:

repartment of State Roady Commission Burezu of Fire Preven ion Health Department Project Planning Building Department Board of Education Ioning Administration

MENCBERS

Industrial

Butted of

Engineering

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on Your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

JAMES E. DYER Zoning Plans Advisory Committee

Enclosures

cc: Mr. Randy Curlett 6427 Baltimore National Pike Baltimore, MD 21228

LICER 4205 PAGE 188

feet to the place of beginning. Containing 3.31 acres, more or less. Known as No. 6427 Baltimore National Pike, (including property in rear).

BEING the same lot of ground which by Deed dated November 16, 1955, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2820, folio 334, was granted and conveyed by GUARANTEE TITLE HOLDING CORPORATION to PATAPSCO REALTY CORPORATION, one of the within Mortgagors.

THE property above described is the property of PATAPSCO REALTY CORPORATION; and the said LEWIS R. CURLETT, JR. and VERA H. CURLETT, his wife, and JOSEPH F. SCHREIBER and EVELYN MAD SCHREIBER, his wife, join herein and execute this Mortgage for the purpose of assuming the primary obligation, jointly and severally to pay said indebtedness and fulfill the covenants herein contained, said obligation to be the joint and several, the direct and primary, obligation of each of the parties, Mortgagors hereto.

ADDITIONAL payments on principal will be permitted on thirty days prior written notice. If total payments on account of principal exceed twenty per centum (20%) of the original Mortgage in any one mortgage year a prepayment fee on such excess will be charged during the first mortgage year at the rate of two per centum (2%), and during any mortgage year thereafter at the rate of one per centum (1%).

AND WHEREAS this Mortgage shall also secure future advances as provided by Chapter 178 of the Laws of Maryland passed at the January Session of the General Assembly in the year 1955 or any supplement, amendment, or addition thereto. Together with the improvements thereon and the rights or appurtenances thereto belonging or in anywise appertaining, including all heating, gas and plumbing apparatus and fixtures, and all rents, issues and profits accruing from the premises hereby mortgaged. TO HAVE AND TO HOLD the said lot . of ground and premises unto the said Mortgagee, its succes-

sors and assigns, for all the restrand residue of the term of years yet to come and unexpixed therein, with thex density of a mewel for avera subject to the payment of the granty rental of \$xxxxxxxxxxxxxxxxx payable in equal x entingment inetallments on the xxxxxxx days of xxxxxxxxxxxxxxxxx and xxxxxxxxxxxxxxix eachx and every yearx for ever in fee simple.

It is agreed that said Mortgagee may at its option advance sums at any time for the payment of premiums on any life insurance policy assigned to the Mortgagee or wherein the Mortgagee is the Beneficiary, and which is held by the Mortgagee as additional collateral for this indebtedness, and any sums so advanced may be added to the unpaid balance of this indebtedness, and shall become due and payable on demand at the option of the Mortgagee and bear the rate of interest herein agreed to. Provided, however, if the said Mortgagor, his heirs, personal representatives or assigns, shall make or cause to be made the payments, and perform and comply with the covenants and conditions herein mentioned on his part to be made and done, then this mortgage shall be void.

Maryland Department of Transportation State Highway Administration

Richard H. Trainor Secretary Hal Kassoff

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204 Att: James Dyer

January 11, 1989 Re: Baltimore County Saumenig Warehouse addition-S/S Baltimore National Pike MD 40-W 1,100' west of Geipe Road 6427 Baltimore National Pike

Item #137 Dear Mr. Haines: After reviewing the submittal for a variance to allow a side yard setback of 4' in lieu of the required 30', we find the plan

Very truly yours,

reston J. Mills, Jr. Chief Bureau of Engineering Access Permits

acceptable.

cc: Mr. J. Ogle

ZONING OFFICE

My telephone number is (301) 333-1350 Teletypewriter for impaired Hearing or Speech 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free 707 North Calvert St., Baltimore, Maryland 21203-0717

LAW OFFICES OF JOHN V. MURPHY, ESQUIRE

14 N. ROLLING ROAD CATONSVILLE, MD. 21228 301-744-4967 301-744-5025

March 14, 1989

Baltimore County Office of Planning and Zoning County Office Building 111 W. Chesapeake Avenue Towson, Md. 21204

JOHN V. MURPHY

JANET BUSH HANDY

ATTEN: J. Robert Haines, Commissioner

RE: Patapsco Realty, Inc. Case #: 89-348-A

Dear Commissioner Haines:

Per your request, please find attached a corrected first page of our proposed Findings of Facts and Conclusions for the above case.

Thank you for your cooperation in this matter.

Very truly yours:

Enclosures

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554

January 17, 1989



Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers (137, 236, 248, 249, 250, 251, 254, 256, 257, and 258.

Traffic Engineer Associate II

PK/sf

BALTIMORE COUNTY, MARYLAND

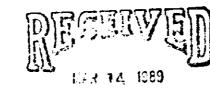
INTER-OFFICE CORRESPONDENCE

J. Robert Haines February 15, 1989 TO Zoning Commissioner Pat Keller, Deputy Director

FROM Office of Planning and Zoning Randy Curlett SUBJECT Zoning Petition No. 89-348-A

Based upon analysis conducted and information provided, staff recommends approval of the applicant's request subject to the following:

A landscape plan should be approved by the County Landscape Planner prior to granting approval of the project. The trash area shall be appropriately screened with fencing and landscaping.



ZONING OFFICE

LAW OFFICES OF JOHN V. MURPHY, ESQUIRE

JOHN V. MURPHY

JANET BUSH HANDY

14 N. ROLLING ROAD CATONSVILLE, MD. 21228 301-744-4967

March 6, 1989

ATTEN: J. Robert Haines, Commissioner

Baltimore County Office of

Planning and Zoning

Towson, Md. 21024

County Office Building

111 W. Chesapeake Avenue

RE: Patapsco Realty, Inc. Case #: 89-348-A

Dear Commissioner Haines:

Please find attached a Findings of Facts and Conclusions for the above matter for your review. Please let me know if I should make any corrections or additions to the document.

Please let me know if you have any questions and thank you for your cooperation.

Very truly yours:

John murph John V. Murphy

Enclosures cc: Randy Curlett

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 225h day of Norther , 1938.

Chairman, Zoning Plans Received by: Advisory Committee

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500

Paul H. Reincke

Petitioner Randy Orlett
Petitioner's

Attorney Jon V. Marry, Esquire

J. Robert Haines, Zoning Commissioner Office of Planning & Zoning Baltimore County Office Building

Towson, Maryland 21204 Re: Property Owner: Patapsco Realty, Inc.

Location: 6427 Baltimore National Pike Item No.: 137

Zoning Agenda: Meeting of 12/27/88

Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required

January 12, 1989

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 40 feet along an approved road in accor-dance with Baltimore County Standards as published by the Depart-ment of Public Works. To be installed on-site 40 feet from building.

() 2. A second means of vehicle access is required for the site.

to be corrected or incorporated into the final plans for the property.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

Special Inspection Division

Fire Prevention Bureau

